

Theodore Moreno House
300 East Government Street
Pensacola
Escambia County
Florida

HABS No. FLA-202

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PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D.C. 20240

THEODORE MORENO HOUSE

Location: 300 East Government Street, Pensacola, Escambia County, Florida. The house is on the north side of the street near the northwest corner of Seville Square.

Present Owner: Louis Faedke

Present Occupant: Henry Barksdale

Present Use: Law offices

Statement of Significance: This structure formerly with a one story wing is an excellent example of a two-and-a-half story wood frame house, which is typical of mid-nineteenth century construction along the Gulf coast. It utilizes cross ventilation, two story porches, and large window openings to exploit prevailing climatic characteristics.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Original and subsequent owners: In December of 1817 Cecile de Morant sold Lot 300 to Luis Dannoy for \$500. The lot was described as being "Bounded on the East by house and lot of the seller and west by house and lot of deceased Frances Collet, having purchased it from his honor Charles Hernandes, Auditor of War of the Province, 1809." From this description it is clear that there was no house on the D'Aunoy (Dannoy) property. The heirs of Guy Daunoy sold the property to Francisco Moreno, Jr. for \$500 on July 15, 1856. Francisco Moreno, Jr. and his wife, Laura, sold the property to Theodore Moreno for \$1000 May 2, 1859.

Theodore Moreno and Virginia Moreno sold the property "...with two frame houses...." to W. E. Anderson on April 1, 1873, for \$3500. Anderson, a one time mayor of Pensacola, sold the property, which then included Lot 299, to Christian Thiesen on December 31, 1898, for \$5400. Thiesen sold the property to A. V. Clubbs on February 8, 1906, who lost his mortgage to the Mutual Loan and Savings Association in 1916. Mutual Loan sold the property in 1917 to T. C. Watson who sold it in 1919 to Annie L. Vaughn, who sold it in October, 1946, to Louis Faedke.

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2. Date of erection: It appears from the property's Abstract of Title that the house was built for, or by, Theodore Moreno sometime after he purchased the property in 1859 for \$1000 and 1873 when he and his wife sold the property with two houses for \$3500.
3. Architect: Unknown
4. Original plans and construction information: None known
5. Alterations and additions: Judging from the architectural character of the front porch, decorative window glazing, and the roof dormer all in place in 1968, the house was apparently heavily remodeled circa 1900. Much of that Georgian Revival detailing including a dormer window was removed when the exterior of the house was remodeled in 1971. The interior was adapted for office use. The rear wing has been demolished.
6. Important old views: None

B. Historical Events and Persons Connected with the Structure:

Luis D'Aunoy, who served as an army officer in Pensacola, has often been credited with originally owning the house. D'Aunoy petitioned in 1809 to marry Candida Viviana Garcia of New Orleans and a daughter of a prominent Spanish military officer. In the expediente matrimonial, or request for permission to marry, D'Aunoy described a house that Carlos Lavalley gave to Candida to serve as her dowry. The location of the house, however, is not given in the document; the request merely refers to a house. It is indicated in the abstract that D'Aunoy did not acquire the lot until 1817 in any event.

Theodore Moreno was a civil engineer, who according to the 1868 West Florida Commercial had his office in the house. Moreno was the son of Don Francisco Moreno and his second wife Margarita Eleutheria Lopez.

William E. Anderson, Mayor of Pensacola from 1893 to 1894 and from 1896 to 1897, was according to the city directories in the insurance business.

C. Sources of Information:

1. Primary and unpublished sources: Court House Records, Clerk of Courts Office, Escambia County Court House, Pensacola, Florida.
2. Secondary and published sources: West Florida Commercial, April 9, 1968.

Prepared by Linda V. Ellsworth,
Assistant Historian
Historic Pensacola
Preservation Board
1970

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PART II. ARCHITECTURAL INFORMATION

- A. General Description: This two-and-a-half story frame structure with its central hall had a one story wing which abutted the rear, north porch. The condition of the fabric is good and has survived major remodelings which involved additional partitions, the reworking of the porches, the addition of a shed roofed dormer, and extensive rebuilding of the wing which was demolished prior to the house's restoration.
- B. Description of Exterior:
1. Overall dimensions: The main structure of the house is 35'-7 $\frac{1}{2}$ " x 40'-3". The short dimension with its four asymmetrical bays parallels the street. The wing, whose short dimension abutted the house, was 13'-6" x 42'-1 $\frac{1}{2}$ ".
 2. Foundations: The structure is supported on brick piers.
 3. Wall construction, finish and color: The wood frame structure is weatherboarded, 4 $\frac{3}{4}$ " to the weather, on the east and west elevations. Flush wood siding, 3 $\frac{5}{8}$ " to 6 $\frac{1}{4}$ ", is used at the north and south elevations. The house is painted yellow with white trim.
 4. Structural system: The house has a wood frame structure.
 5. Porches: Existing evidence indicates that there were two story inset porches at the north and south elevations. The south, front porch, which in 1968 had paired round columns supporting the roof eaves and the gallery floor which projected out over the entry walk in a porte cochere motif, has been restored with six equally spaced square columns having block capitals and bases. A hole in an original corner board indicated a round handrail, which has been restored along with square balusters set on a beveled bottom rail. Turned balusters were removed during the rehabilitation.

The original north inset porch has been enclosed at the east and west ends. The wing had modern porches of inferior construction at the east and west elevations.

6. Chimneys: Two brick ridge chimneys serve eight fireplaces. The chimneys have drip courses and simple corbelled caps. HABS
The flues have been pierced for stovepipe thimbles. FLA
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7. Openings:

- a. Doorways and doors: In 1968 the south elevation, first floor, had four doorways with simple trim and paneled and glazed inswinging doors under transoms. The frames of two screen doors originally accommodated adjustable louvers. The transom of the centrally located doorway has beveled, leaded glass while the remaining transoms have a grid pattern of thirteen panes of yellow and green stained glass in each.

During the rehabilitation the centrally located doorway with its leaded transom was hung with a six panel door while the other openings were converted to windows with nine-over-nine light sash under the stained glass transoms.

The second floor south elevation's three doorways with their early nine light, two panel doors and later six paneled door were replaced by elongated window openings.

In general the remodelling of the south facade tended to ignore the regional characteristic of doorways opening from the front rooms directly onto the porches. This is particularly true at the second floor gallery where all the doors were removed and the sills of the existing windows were lowered to accommodate nine-over-nine light sash which are not characteristic of the house.

At the north elevation the first floor doorway has a three light transom and a four panel inswinging door. The second floor, four panel door swings in and a louvered door swings out.

- b. Windows and shutters: The existing windows, with the exception of the south facade windows, have six-over-six light sash. Remnants of hinge pintles in the jambs indicated that there were originally pairs of shutters or blinds at each opening.

8. Roof:

- a. Shape and covering: The gable roof, its ridge parallel to the street had, in 1968, corrugated sheet metal roofing which has been replaced with a wood shingle

roof. Corrugated sheet metal and asphalt shingles covered the gabled wing roof.

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- b. Cornice and eaves: The eaves are boxed.
- c. Dormers: In 1968 there was a shed roofed dormer on the front slope of the roof. The dormer had three openings with two light awning type windows in each. It was removed in the 1971 remodelling.

C. Description of Interior:

1. Floor plans:

- a. First floor: The central stairhall has two rooms on each side which are separated by chimney walls. The rooms in the original north porch open into the rear rooms of the main structure. A doorway from the stairhall to the north porch area provided access to the wing which appears to have had three linear rooms.
- b. Second floor: The floor plan is similar to the first floor.
- c. Third floor: Four small rooms are grouped around the stairway and the upper stairhall. Sloped ceilings follow the pitch of the roof. In 1968 the south dormer provided additional light and headroom.

2. Stairways: The stairway between the first and second floor is a straight run with $7 \frac{3}{4}$ " risers and $10 \frac{1}{4}$ " treads. Rising from a turned newel, the moulded handrail, which is supported on round balusters (two per tread), curves around at the top tread and continues around the open stairwell to the wall. The soffit of the staircase appears to have been finished flush with the beaded stringer.

The straight run stairway with $8 \frac{1}{2}$ " risers and 10" treads between the second and third floors is enclosed by a board wall and has a moulded handrail.

- 3. Flooring: The floors are random width wood boards.
- 4. Wall and ceiling finish: Typically the walls and ceilings are plaster on sawn lath, though horizontal flush siding and miscellaneous modern coverings exist.
- 5. Doorways and doors: Hung within simple trimmed frames are two and four panel doors.

6. Decorative features: The eight fireplaces have wood mantel-pieces, each with pilasters supporting a mantelshelf above a frieze board cut in a four-centered pointed arch over the firebox. HABS
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7. Notable hardware: Cast iron carpenter's locks have porcelain, metal and glass knobs.
8. Mechanical equipment:
 - a. Lighting: None of importance
 - b. Heating: The fireplaces have various parts of cast iron grates, surrounds and covers. The chimney breast and firebox of the wing were obscured by later construction.

D. Site and Surroundings:

1. General setting: This structure faces south a few feet back from East Government Street and overlooks Seville Square (HABS No. FLA-208) forming an important focus at the north end of South Adams Street. A used car lot is directly to the west and the McLelland House is located directly to the east.
2. Outbuildings: There were remains of a brick well head at the northeast corner of the wing site. The rear yard contained a corrugated garage and shed structure.

Prepared by F. Blair Reeves, AIA
HABS--Pensacola
August 12, 1968

PART III. PROJECT INFORMATION

This project, sponsored by the Pensacola Historical Restoration and Preservation Commission, now known as the Historic Pensacola Preservation Board of Trustees, in cooperation with the Historic American Buildings Survey, was recorded during the summer of 1968 in Pensacola under the direction of James C. Massey, Chief of HABS; Professor F. Blair Reeves, AIA (University of Florida), Project Supervisor; and Student Assistant Architects John O. Crosby (University of Florida), David L. Van de Ven, Jr. (Texas Technological College), and Edward Bondi, Jr. (University of Florida). The historical information was prepared by Professor Samuel Proctor (University of Florida), by Assistant Historian Linda V. Ellsworth (Historic Pensacola Preservation Board), and by Rodd L. Wheaton (Architect, HABS) who edited all the data in 1972.

Addendum to

HABS No. FI-202

Theodore Moreno House
Seville Square Historic District
300 East Government Street
Pensacola
Escambia
Florida

as recorded in 1968 and 1972

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PHOTOGRAPHS

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Heritage Conservation and Recreation Service
Department of the Interior
Washington, D.C. 20243

ADDENDUM TO
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